

477

MARTIN A. MARSHALL, ET UX
GRANTORS

TO

WARRANTY DEED

RICKY W. REPLOGLE, ET UX
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARTIN A. MARSHALL and wife, RHONDA S. MARSHALL do hereby sell, convey and warrant unto RICKY W. REPLOGLE and wife, DEBRA REPLOGLE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 847, Section C, Revised Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, as shown on the plat appearing of record in Plat Book 2, Pages 19-22, in the office of the Chancery Clerk of DeSoto County, Mississippi.

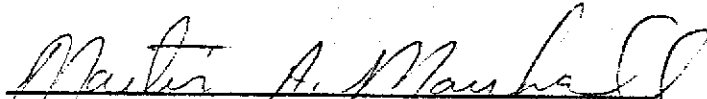
Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by the undersigned in favor of Lumbermen's Investment Corporation, dated July 18, 1979, and recorded in Book 246, Page 208, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of THIRTY THOUSAND TWO HUNDRED NINE and 50/100 DOLLARS (\$30,209.50), and Grantees take subject to said loan.


Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by the Lumbermen's Investment Corporation in connection with loan made by same on the above described property.

The warranty in this Deed is subject to rights of way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further, subject to all applicable building restrictions and restrictive covenants of record.

Taxes for 1979 are to be paid by the Grantors and possession is to be given with delivery of Deed.

WITNESS our signatures, this the 4th day of January, 1980.

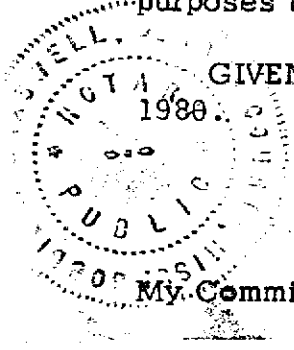

Martin A. Marshall


Rhonda S. Marshall

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the State and County aforesaid, the within named Martin A. Marshall and wife, Rhonda S. Marshall, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office, this the 4th day of January,



Sallie M. Brownell
Notary Public

My Commission expires: Feb. 19, 1980

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 10 minutes A M. 10 day of Jan 1980, and that the same has been recorded in Book 145 Page 477 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 11 day of Jan 1980.
Fee \$ 2.50 Pd. SEAL H. S. Ferguson CLERK